Award No. 27-B/~~74-75~~ 70-71. K.L. Chopra

Name of the village: Gazipur.

Nature of acquisition: Permanent.

Purpose of acquisition: Planned Development of Delhi

These are supplementary proceedings to main award No.27/70-71 in respect of land measuring 22-18 bighas only in village Gazipur. The land forms part of notification u/s-4 of the L.A. Act, issued vide notification No.F.15(III)/59-LSG dated 13.11.1959 for about 34070 acres and the notification u/s-6 issued vide NO.F.4(19)/65-L&H dated 20.6.66 for ~~288~~ 2886-09 bighas. An area measuring 179-02 bighas of land has already been acquired vide award No.27/70-71. The Government has further acquired land measuring 227-02 bighas through supplementary award No.27-A/71-72. The balance of the land will be acquired through supplementary award. The land is required by the Government at the public expense for a public purpose namely, for the planned development of Delhi.

Notices u/s-9 & 10 of the Land Acquisition Act for the land under acquisition were issued to the interested persons and the claims filed in response to the notices are being discussed under the separate heading.

MEASUREMENT & TRUE AREA:

The Department of Flood & Control & Drainage Division No.III had originally asked the Government to acquire land measuring 25-19 bighas but on actual measurement of the land nd demarcation on the spot, it has been found that the land asuring 22-18 bighas actually falls in the scheme and thus present proceedings relate to the acquisition of land suring 22-18 bighas, the details of which are given below:

sra No.	Area	Kind of soil
/2/1	8-19	Bhoor Awal.
2/1	7-09	-do-
2	8-04	-do-

3.

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319/1	4-05	Bhoor Awal 4.03 G.M.Chah 0-02 pukhta Ghair 4-05 Jari.
325/1	0-01	Bhoor Awal
	22-18	

OWNERSHIP & TENANCY.

S.NO.	Khasra No.	Area	Name of owner	Whether self cultivated.
1.	316/2/1	2-19	Dal Chand s/o Budhu 1/2 share., Raj Kumar Ram Kumar, Krishan Kumar, Sarwan Kumar, Mani Ramss/o Rati Ram 1/2 share in equal shares.	Self Gair Abpash.
2.	317/2/1	7-09	Capt. Bhika Ram s/o Shri Ram ½ share, Padam Singh, Prem Singh ss/o Smt. Prem Wati w/o Smt. Nathar Kaoshalya & Gita ds/o Tek Chand ½ share in equal shares.	Self Abpash.
3.	318/2	8-04	Smt. Sarupi wd/o Puran Smt. Chaukharat d/o Phui in equal shares of ½ each.	-do- Gairabpash.
4.	319/1	4-05	Gian Chand, Khushi Ram, Beg Raj ss/o Smt. Gian Wati d/o Khacheru 29 shares in equal shares. 2. Sant Singh, Lakhmi ss/o Ram Karan 120 shares in equal shares. Note: Khasra No. 319/min(6-00) has been mortgaged to Govt. for Rs. 150/-, the compensation be kept in dispute. 3. Lakhmi s/o Tirkha 60 shares. 4. Tegah, Karan Singh @ Nanua ss/o Munshi 28 shares in equal shares. Total 237 shares.	Self Gair Abpash
5.	325/1	0-01	Gian Chand, Khushi Ram, Beg Raj ss/o Smt. Gian Wati d/o Khacheru in equal shares.	Self Abpash.

Claims & Evidence:

S.NO.	Name of the claimant	Kh.No.	Rate claimed.
1.	Smt. Sarupi & Smt. Chaukhrat.	318	Claimed @ Rs. 50/- per sq.yd.

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2.	Shri Raj Kumar, Ram Kumar Krishna Kumar, Sarwan Kumar (minors) & Muni Ram(minor) through Raj Kumar & Shri Dal Chand s/o Bhudu.	316/2 min.	Claimed Rs. Rs.30,000/- per bigha for land.
3.	Shri Lakhmi Ram s/o Tirkha.	319/1 min.	Claimed Rs.30,000/- per bigha for land, and Rs.7000/-for well.
4.	Shri Tegan, Karan Singh ss/o Munshi.	319/1 min.	Claimed Rs.30,000/- per bigha for land.
5.	Capt. Bhika Ram	317	-do-
6.	Sh.Padam Singh for self and on behalf of his minor brother Prem Singh, Smt. Prem Wati wd/o Smt.Natho Smt. Kaushalaya and Smt.Gita ds/o Tek Chand.	317	-do-
7.	Sh.Lakhmi, Sant Singh ss/o Ram Karan.	319/1 min.	-do-
8.	Sh. Jhinga s/o Rattan Singh.	-	Claimed Rs.30,000/-per bigha for land and Rs.10,000/- for severance.
9.	Sh.Khushi Ram, Beg Raj and Gian Chand ss/o Smt. Shanti d/o Khacheru.	319 min.	Claimed Rs.30,000/- per bigha for land.

Only one interested person has filed the documentary evidence in which it is reported that the land was sold at the rate of Rs.5000/- per bigha but it is seen from the copy of the sale deed that the transaction had taken place in the year 1967 while the date of preliminary notification u/s-4 of the Act is 13-11-59 Thus this sale deed is not relevant in this case. I, therefore, discard this evidence.

MARKET VALUE:

In determining the market value of the land as at the date of the preliminary notification, many factors have to be considered like size and shape of the land, its situation the tenure, the use to which it is put, its potentiality and also rise and fall in the demand for the land. The best evidence to arrive at the correct market value of the land would be the evidence of the genuine sales affected about the time of

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preliminary notification, either in respect of the land under acquisition or a part thereof or the sale of the land parallel in circumstances to the land under acquisition.

After relying on award No.27/70-71 under which land in the same village was acquired, I assess the rate of compensation of the land which is presently acquired at the rate of Rs.600/- per bigha.

OTHER COMPENSATION

WELLS:

There is one pucca well in khasra No.319 which is in very delapidated condition and it has almost become useless for irrigation purposes. The N.T(LA) has assessed Rs.100/- for the well. I agree with the assessment of the N.T.(LA) and award the same.

INTEREST:

According to the provisions of Land Acquisition(Amendment & Validation) Act, 1967, simple interest @ Rs.6% per annum is allowed on the market value of the land from the date of expiry of 3 years after the date of publication of notification u/s 4 of the L.A. Act. Interest in this case is, therefore, allowed from 13.11.62 to ~~15.2.75~~ 30.3.75. [handwritten initials]

SOLATIUM:

15% solatium of the market value of land under acquisition shall be paid on account of compulsory acquisition as provided in section 23(2) of the Land Acquisition Act, 1894.

APPORTIONMENT:

The compensation will be paid on the basis of latest entries in the revenue record and in case of dispute it will be sent to A.D.J. Delhi for adjudication.

LAND REVENUE:

The land is assessed to land revenue of Rs.7.33 which will be deducted from the rent roll of village from the date of takeing over possession.

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SUMMARY OF THE AWARD.

1.	Market value of the land measuring 22-18 bghas at the rate of Rs. 600/- per bigha.	13,740.00
2.	Market value of well.	100.00
3.	15% solatium for compulsory acquisition.	2,076.00
4.	Interest @ 6% per annum on market value from 13.11.1962 to 30.3.75 on Rs. 13,840.00	10,278.75
	G. Total	26,194.75

(Rupees twenty six thousand one hundred ninety four and paise seventy five only).

K. L. Chopra

(K.L. CHOPRA).
LAND ACQUISITION COLLECTOR (DS).DELHI.

...ounced + filed today

K L Chopra
31.3.75
LAC (DS)